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# Design & Access Statement

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87 Burghley Road, London NW5 1UH

PLANNING APPLICATION  
May 2018

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## 1.0 Description of Proposal

Alexander Martin Architects have been appointed to prepare and submit a planning application for the proposals relating to **87 Burghley Road, London NW5 1UH** on behalf of Mr. Shane Snow. The following Design & Access Statement describes the new proposals.

### Main works:

- Creation of a roof terrace to the existing rear side-return extension, with integrated structural timber slatted balustrade and screen.
- Enlargement of rear opening to accommodate a new aluminium framed bi-fold door (colour RAL 7021) with stepped access to the new roof terrace.

The full list of drawings are as follows:

### Existing & Proposed Drawings:

- LOC-001 Location Plan 1:1250 / 1:500 @A3
- AP-100 Existing / Proposed Roof Plan 1:50 @A3
- AP-200 Existing / Proposed Side Elevation 1:50 @A3
- AP-201 Existing / Proposed Rear Elevation 1:50 @A3
- AP-300 Existing / Proposed Section AA 1:50 @A3

## 2.0 Description of site and surrounding area

Burghley Road lies within the London Borough of Camden and is not in a Conservation Area. The street is characterised by well preserved Victorian terraces.

No. 87 Burghley Road sits within a terrace block to the north side of Burghley Road. It has been divided into two maisonettes with the lower unit occupying the lower ground and ground floors, and the upper maisonette on the first and second floor. There is a two storey rear side-return extension with a pitched slate roof.

The building is constructed of yellow stock bricks with painted softwood sash windows and doors.

The upper maisonette currently has no external amenity space.

### 3.0 Site Photographs



1. Aerial View with 87 Burghley Road highlighted



2. View of roof to existing rear side-return



3. View of rear elevation

## 4.0 Planning History

There is limited recent planning history for this site. The house was converted into flats in 1980 (CTP/E11/22/20/30167).

There was another application in 1998 to convert the basement to accommodate 2 bedrooms for the ground floor flat (PE9800248).

## 5.0 Planning Policy

In preparing these proposals, we have considered the following planning considerations and associated policies that apply to the site:

### LDF Core Strategy

CS14 Promoting high quality places and conserving our heritage.

### *Development Policies Development Plan*

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance - CPG 1

5.23 and 5.24

## 6.0 Design

### *Use*

The proposal will create a new roof terrace to the roof of the existing rear return side-return extension with access from the half-landing on the 1st floor. This will provide much needed external amenity space to the upper flat at No.87 Burghley Road.

### *Amount*

The proposed roof terrace will measure approximately 2.6m wide and 5.1m long, occupying an area of roughly 13 sqm / 140 sqft.

The terrace is inset by approximately 600mm, to maintain the outline of the existing roof form and to reduce its visual impact.

### *Scale*

A feature screen of timber slats has been incorporated into the structural balustrade to provide privacy to the terrace and minimise the overlooking of the occupants from the adjacent properties.

***Appearance / Materials***

The terrace will be covered in a timber deck, with lead flashing around the perimeter where it meets the slate roof and brickwork.

The terrace balustrade will be of structural timber slats. Its design will fully comply with building regulations and integrates screening where most required. A new aluminium framed bi-fold door coloured RAL 7021 will provide direct access onto the terrace.

Any brick repair work will be carried out carefully with stock bricks and pointing to match existing.



4. Proposed rear elevation view



5. Proposed corner view

## 7.0 Access

The proposal does not affect or impact on any street level access to the property.

## 8.0 Conclusion

The overall objective is to create a roof terrace that complements the existing and neighbouring buildings in terms of design, scale and materials and provides much needed external amenity space for the upper maisonette flat . It aims to be appropriate for its location and with minimal impact to the occupants of adjacent properties. It has been designed with close reference to CPG1 - 5.23 / 5.24.